091.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	631,000 / 631,000
					USE VALUE:	631,000 / 631,000
					ASSESSED:	631,000 / 631,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOLEA PRICILLA N/TRUSTEE
Owner 2:	PRISCILLA MOLEA TRUST
Owner 3:	
Street 1:	26 LANSDOWNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOLEA PRICILLA N -
Owner 2:	-
Street 1:	26 LANSDOWNE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,839 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1533 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4839.000	235,000	400	395,600	631,000
Total Card	0.111	235,000	400	395,600	631,000
Total Parcel	0.111	235,000	400	395,600	631,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.61 | /Parcel: 411.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 58430
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

!7379!

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	234,900	400	4,839.	395,600	630,900	630,900	Year End Roll	12/18/2019
2019	101	FV	204,200	400	4,839.	401,300	605,900	605,900	Year End Roll	1/3/2019
2018	101	FV	204,200	400	4,839.	299,500	504,100	504,100	Year End Roll	12/20/2017
2017	101	FV	204,200	400	4,839.	271,300	475,900	475,900	Year End Roll	1/3/2017
2016	101	FV	204,200	400	4,839.	260,000	464,600	464,600	Year End	1/4/2016
2015	101	FV	203,100	400	4,839.	220,400	423,900	423,900	Year End Roll	12/11/2014
2014	101	FV	203,100	400	4,839.	209,100	412,600	412,600	Year End Roll	12/16/2013
2013	101	FV	203,100	400	4,839.	198,900	402,400	402,400		12/13/2012

PRINT

Date	Time
12/10/20	22:01:27

LAST REV

Date	Time
05/07/19	13:44:07
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7379

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOLEA PRICILLA	69896-564		9/7/2017	Convenience	1	No	No		
	12137-310		1/4/1972		30,000	No	No		N

USER DEFINED

Prior Id # 1:	58430
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2015	500	Re-Roof	8,400					
2/12/2010	106	Redo Bat	7,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
12/12/2008	Meas/Inspect	336	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
3/10/2000	Measured	263	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4839		Sq. Ft.	Site		0	70.	1.17	5									395,620						395,600	

Total AC/HA: 0.11109 | Total SF/SM: 4839 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 395,620 | Spl Credit | Total: 395,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.03020000
Adj $ / SQ:	132.123
Other Features:	72550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	263403
Depreciation:	28448
Depreciated Total:	234956

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	2	Baths:	1	HB						

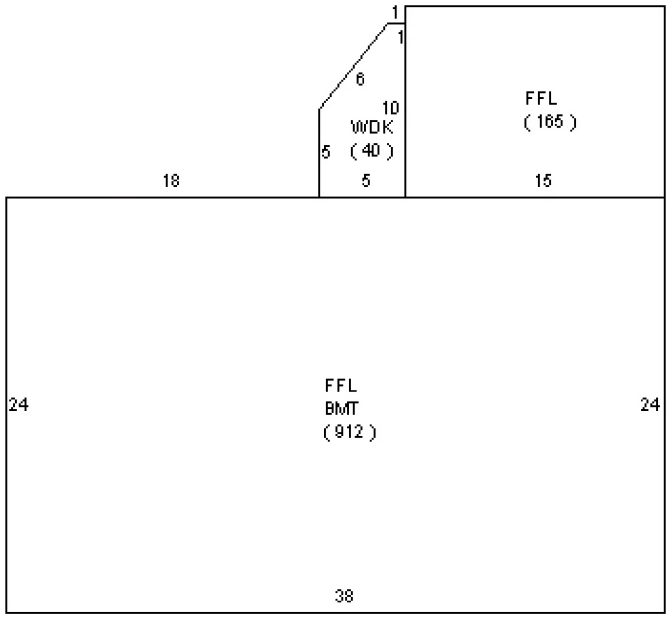
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	132.12
Special Features:	0	Val/Su Net:	115.82
Final Total:	235000	Val/Su SzAd	218.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,077	132.120	142,297
BMT	Basement	912	52.520	47,897
WDK	Deck	40	16.480	659
	Net Sketched Area:	2,029	Total:	190,853
Size Ad	1077	Gross Are	2029	FinArea 1533

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	18	A	AV	1960	41.56	T	40.8	101			400			400
2	Frame Shed	D	Y	1	6X8	A	AV	1975	0.00	T	35.2	101						
2	Frame Shed	D	Y	1	8X8	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:	400	Total Special Featues:	Total: 400